

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32.G of the Municipal Code, the (T) Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

1. Dedication Required:
 - Sepulveda Boulevard (Boulevard II): None
 - Halbrent Avenue (Local Street): None
2. Improvements Required:
 - a. Sepulveda Boulevard - Repair all broken, off-grade or bad order concrete curb and gutter. Upgrade all driveways to comply with ADA requirements.
 - b. Halbrent Avenue - Repair all broken, off-grade or bad order concrete sidewalk, curb and gutter. Upgrade all driveways to comply with ADA requirements or close all unused driveways with standard curb height, gutter and sidewalk.
 - c. Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information (213) 847 -3077.

Notes: Street lighting may be required satisfactory to the Bureau of Street Lighting (213) 847-1551.

Department of Transportation may have additional requirements for dedication and improvements.

3. No major drainage problems are involved.
4. Sewer lines exist in Sepulveda Boulevard. All Sewage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
5. Submit a parking area and driveway plan to the Valley District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

Any questions regarding this report may be directed to Quyen Phan at 213-202-3495

6. The Bureau of Street Lighting's recommended condition of approval for the subject city planning case is as follows:

IMPROVEMENT CONDITION: No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights; two (2) on Sepulveda Boulevard. and one (1) on Halbrent Avenue.